

*Clark County Housing Options
Study and Action Plan*

Middle Housing & Smaller
Single Family Code Updates

Open House | March 23, 2023





OVERVIEW

Agenda

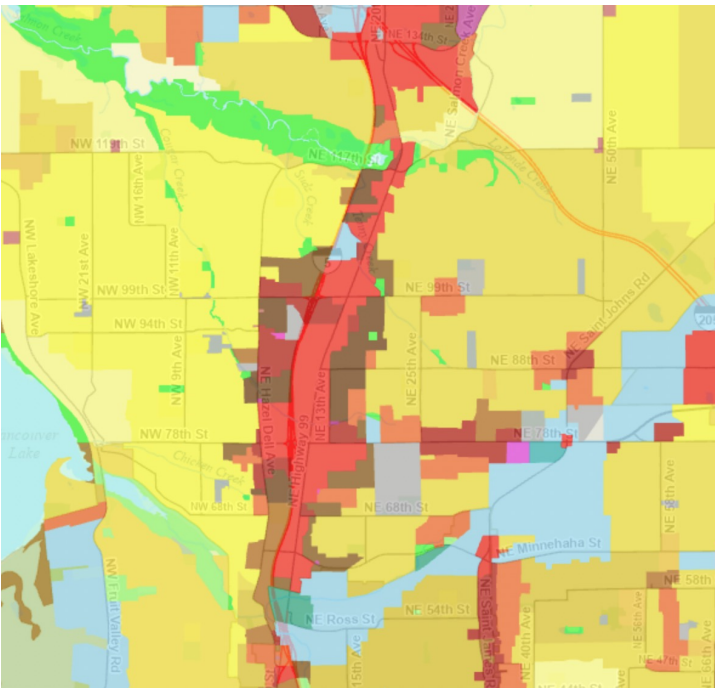
- **Housing Background**
- **Proposed Middle Housing & Smaller Single-Family Code Updates**

Comment Opportunities

- **Clarifying questions between code topics**
- **General Q&A after presentation**

HOUSING BACKGROUND

Zoning Basics



- Code updates focus on the existing low density urban residential zones:
 - R1-20 *Largest lot size, lowest density*
 - R1-10
 - R1-7.5
 - R1-6
 - R1-5 *Smallest lot size, highest density*
- No rezoning proposed with this project
- Zoning one tool among many to support more housing development



Housing Types

Single-family homes



Accessory dwelling units (ADUs)



Middle Housing

Smaller, family-sized homes with multiple homes per lot

- Duplexes
- Triplexes
- Quadplexes
- Cottage Clusters
- Townhouses

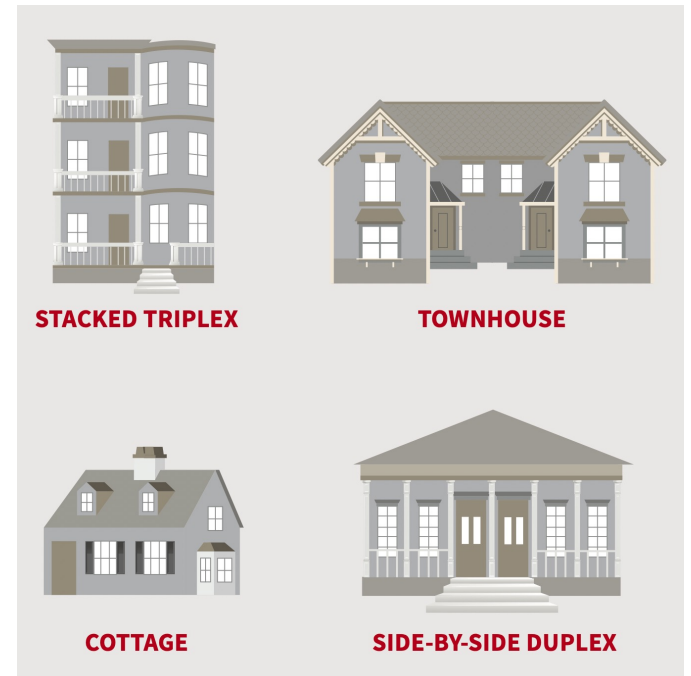


Middle housing has unique benefits and responds to distinct needs in the County context:

Smaller Homes: Can suit needs of smaller households

Neighborhood Scale: Can be built in low-density areas

Less Expensive: Can be attainable for medium-income households



PROPOSED CODE CONCEPTS

Use Existing Land More Efficiently



- Decrease minimum lot sizes in existing residential areas for single-family homes to allow more homes to be built
- Modest decrease of 10-20%
- Corresponding adjustments to lot dimensions and maximum densities

Proposed Lot Adjustments

	R1-20	R1-10	R1-7.5	R1-6	R1-5
Average minimum lot sizes	20,000 16,000	10,000 8,500	7,500 6,500	6,000 5,500	5,000 4,000
Average minimum lot width	100	80 70	50	50 45	45 40
Average minimum lot depth	100	90	90	90 80	65
Maximum lot coverage	50%	50%	50%	50% 55%	50% 60%

Any clarifying questions?

More Housing Variety in More Neighborhoods



- Expand duplexes, townhouses, and cottage housing to all zones
- Allow triplexes and quadplexes in select zones
- Allow new compact lot development in all zones
- Continue to permit ADUs in all zones

Proposed Housing Types

	R1-20	R1-10	R1-7.5	R1-6	R1-5
Single-family homes	P	P	P	P	P
Accessory dwelling units	P	P	P	P	P
Duplexes	X <u>P</u>	X <u>P</u>	X <u>P</u>	P	P
<u>Triplex & quadplexes</u>	X	X	<u>P</u>	<u>P</u>	<u>P</u>
Townhouses	R/A <u>P</u> (2 units)	R/A <u>P</u> (2 units)	R/A <u>P</u> (4 units)	R/A <u>P</u> (4 units)	R/A <u>P</u> (4 units)
<u>Compact lot development</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Cottage housing	X <u>P</u>	X <u>P</u>	P	P	P

An aerial photograph of a residential development. In the foreground, several houses are visible, some with green and blue siding, and others under construction with exposed wooden frames. A road with orange traffic cones runs along the bottom. In the background, there is a large green field, a playground, and a town with mountains in the distance. A semi-transparent text box is overlaid on the upper right portion of the image.

Opportunity for mix of housing

Any clarifying questions?

Maintain Neighborhood Scale



- Set compatible lot sizes for middle housing options and single-family homes
- Use tiered lot coverage to support additional units
- Require compact lots, triplexes and quadplexes to balance living and parking areas along the street frontage

Proposed Lot Sizes for Middle Housing

	R1-20	R1-10	R1-7.5	R1-6	R1-5
Single-family home	16,000	8,500	6,500	5,500	4,000
Duplex	16,000	8,500	6,500	10,000 5,500	8,000 4,000
Triplex	--	--	6,500	6,000	5,000
Quadplex	--	--	8,000	8,000	8,000
Townhouse	4,000	3,000	2,000	2,000	2,000

Proposed Lot Coverage for Middle Housing

Maximum lot coverage	R1-20	R1-10	R1-7.5	R1-6	R1-5
Single-family home	50%	50%	50%	55%	60%
Duplex & ADU	50%	50%	55%	60%	60%
Triplex & Quadplex	--	--	60%	65%	65%
Townhouse	55%	55%	65%	65%	65%

Balanced Street Frontage

- Standards for compact lots, triplexes and quadplexes to require entryways and cap garages/driveways at 50% of front façade



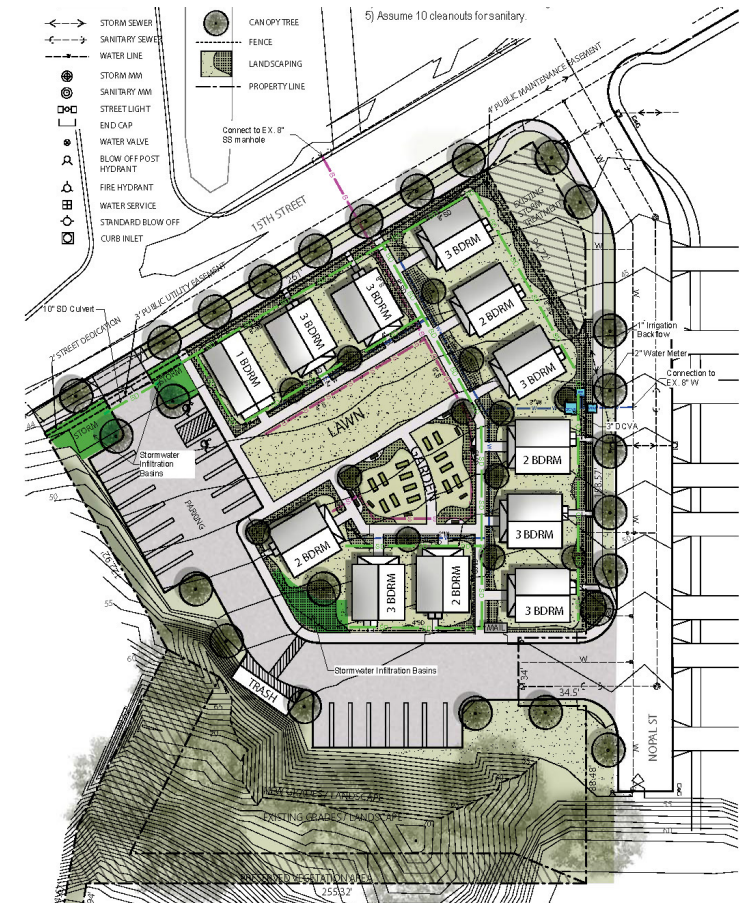
Any clarifying questions?

Clustered Development Options



- Refocus existing cottage housing option on more clustered development
- Introduce compact lot option for more traditional street-oriented development
- Reduce minimum size for PUDs

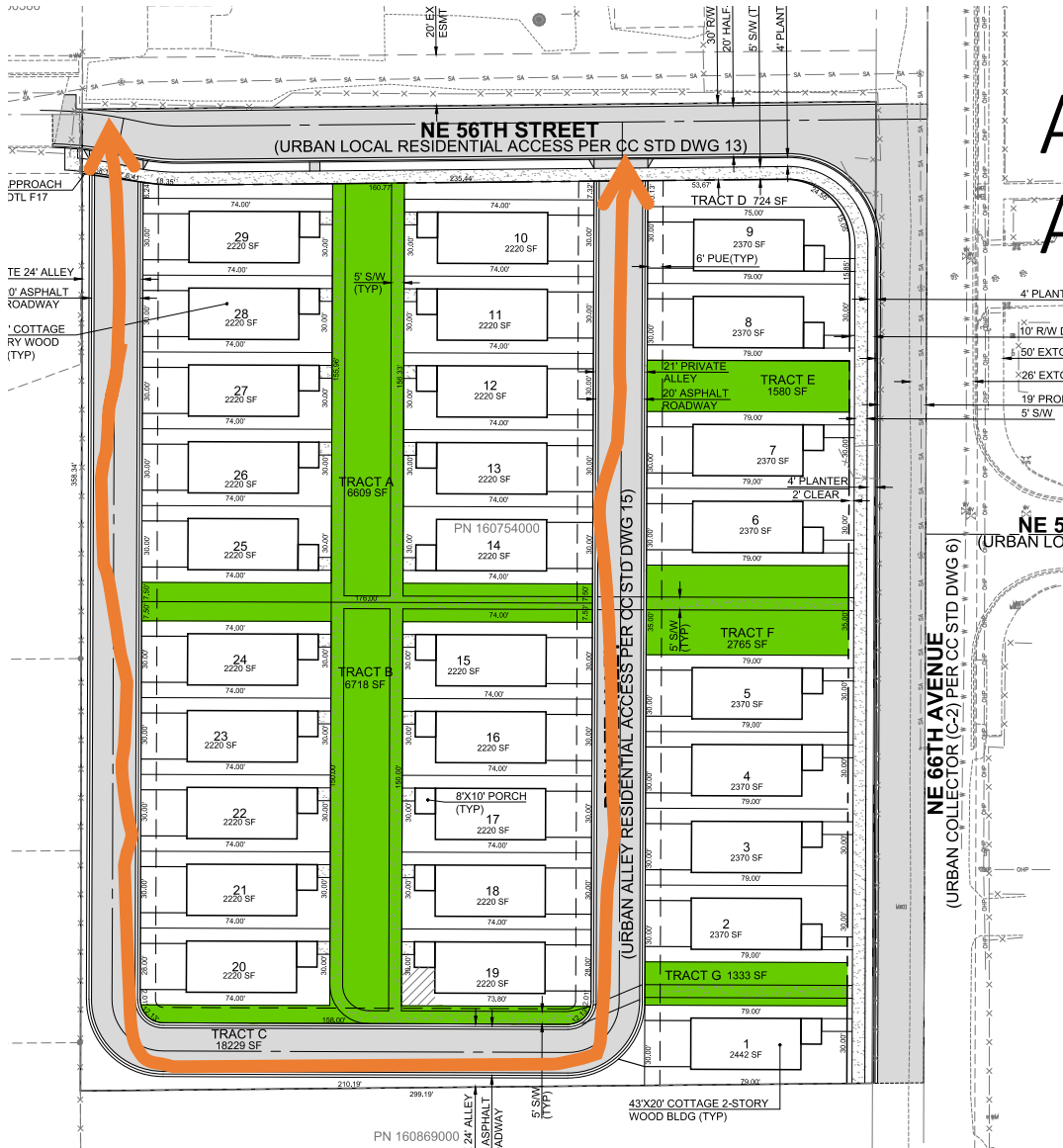
“Traditional” Cottage Clusters



An aerial view of a modern residential development. The houses are constructed from dark, vertically-slatted wood with steep, gabled roofs. A winding, light-colored stone path meanders through the center of the development, separating the houses and connecting different areas. The landscaping is lush, featuring large green trees, smaller trees with orange and yellow foliage, and various shrubs and grasses. In the foreground, a paved patio area with green chairs and a round table is visible. The overall design is contemporary and integrated with nature.



Additional Interest in Alternative Layouts



Proposed Cottage and Compact Lot Standards

	Cottages	Compact Lots
Project Size	Clusters of 4-12 homes, no maximum	<3 acres
Density	2x underlying zone	2x underlying zone
Unit Size	Max 1,600 SF	none
Height	25 ft	35 ft
Open Space	Common open space Private yards optional	Private yards
Orientation	Homes facing common open space, street or pedestrian paths	Homes facing street, req'd street frontage elements

Any clarifying questions?

Off-Street Parking Adjustments



- Prioritize room for housing by reducing parking **minimums**
 - Reduce cottage parking to one space per unit
 - Set duplex, triplex and quadplex parking at one space per unit
 - Shift guest parking for townhouses onto shared street parking

Proposed Parking Minimums

	Minimums
Single-family home	2 spaces/unit
Duplex	2 <u>1 space/unit</u>
Triplex	2 <u>1 space/unit</u>
Quadplex	1.5 <u>1 space/unit</u>
Townhouse	2.5 <u>2 space/unit</u> <u>1 space per 3 units guest parking</u>
Cottage dwelling	1.5 <u>1 space/unit</u>
Compact lot	1.5 <u>1 space/unit</u> <u>1 space per 3 units guest parking</u>
Accessory dwelling unit	<u>0 space/unit</u>

Streamline Permitting Processes



- Apply clear standards and non-discretionary reviews for housing
- Building-permit level review for single-family homes, ADUs, duplexes, townhouses
- Type I review for triplexes and quadplexes
- Type II site plan review for cottages, compact lots, and townhouse developments
- Separate subdivision review

Any clarifying questions?

QUESTIONS?

Review code and provide additional comments:

<https://clark.wa.gov/community-planning/housing-options-study-and-action-plan>